



### Tenure

Freehold.

### Location

Newport, with a population of some 104,000, is the principal administrative and commercial centre for Gwent. The town is situated 13 miles east of Cardiff and 16 miles west of the Severn Bridge and benefits from excellent road communications being adjacent to Junctions 24-28 of the M4 motorway. In addition First Great Western provides regular services to London (Paddington).

The property is situated in a central position in the town centre adjacent to Marks & Spencer.

Occupiers close by include BHS, W H Smith, Mothercare, H Samuel and HMV.

### Description

The property is arranged on lower ground, ground and four upper floors to provide a ground floor retail unit with lower ground storage and office accommodation above.

The property provides the following accommodation and dimensions:

Gross Frontage	7.6 m	(24' 11")
Return Frontage	10.15 m	(33' 4")
Shop Depth	15.65 m	(51' 4")
Built Depth	17.65 m	(57' 10")

Basement	44.90 sq m	(480 sq ft)
Ground Floor Sales	94.80 sq m	(1,020 sq ft)
First Floor	65.70 sq m	(705 sq ft)
Second Floor	72.00 sq m	(775 sq ft)
Third Floor	60.10 sq m	(645 sq ft)
Fourth Floor	17.00 sq m	(180 sq ft)
<b>Total</b>	<b>354.50 sq m</b>	<b>(3,805 sq ft)</b>

### Tenancy

The property is let by way of a licence to J & M Urquhart (t/a Total Toys), for 6 months from 9th July 2012 at £1,000 pcm plus £70 towards insurance.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Viewings

To be held on 2nd and 9th October 2012 by appointment only. Please e-mail your viewing request with full contact details to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk)

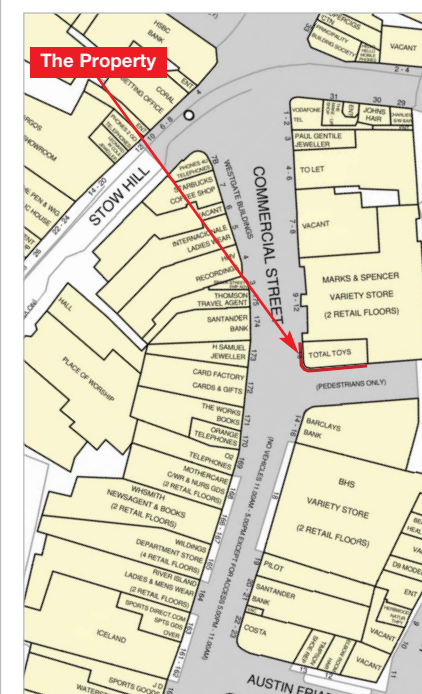
In the subject box of your e-mail, please ensure that you enter **Lot 234 Newport**.

## Newport

### 13 Commercial Street Gwent NP20 1HE

- Freehold City Centre Shop Investment
- Let on a short term licence
- Central position adjacent to Marks & Spencer
- Reversion available January 2013
- Total Licence Fees (Annualised)

**£12,000 pa**



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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